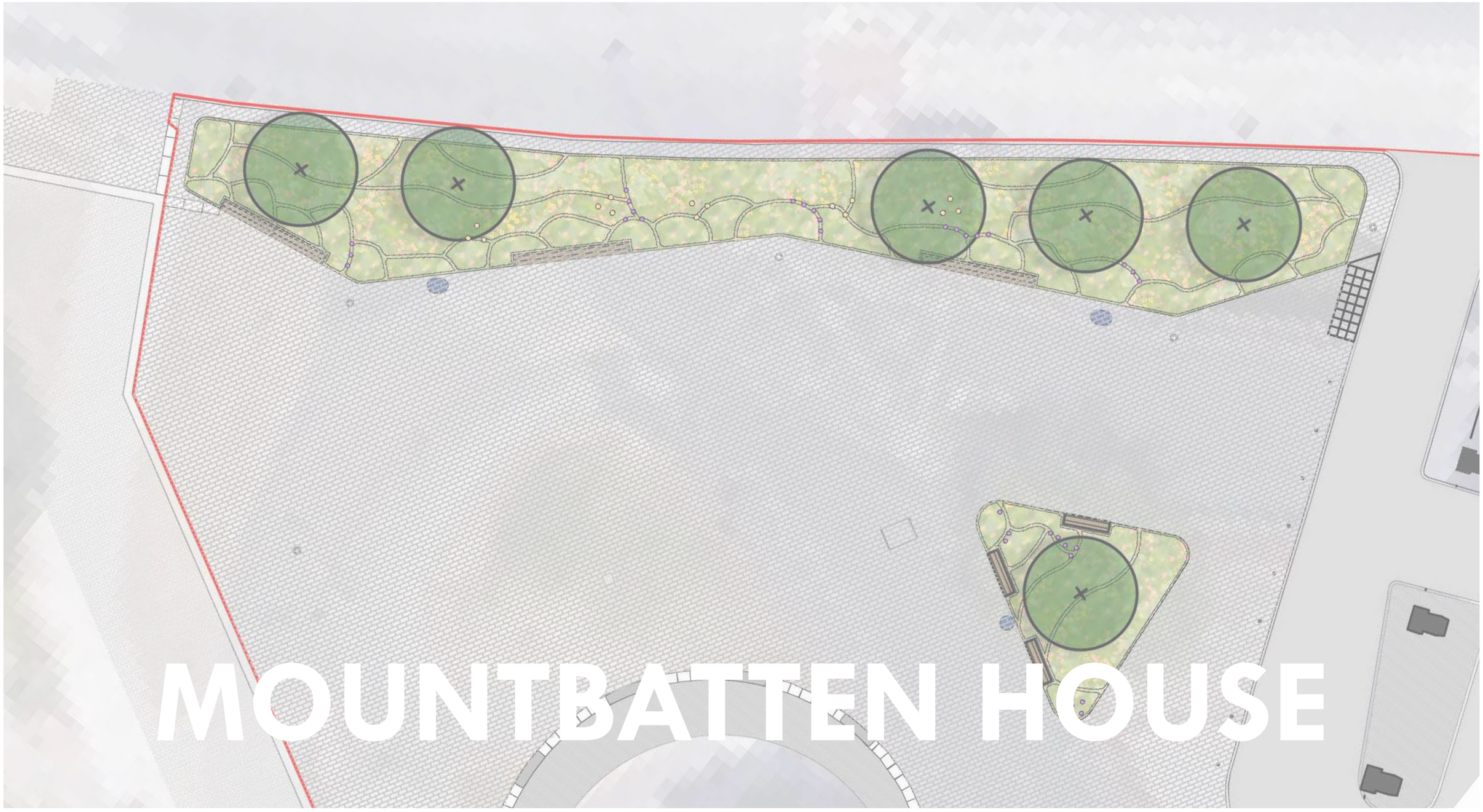
Landscape Management and Maintenance Plan

December 2024

834-ALA-XX-XX-T-L-0001

STAGE 4



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LANDSCAPE MAINTENANCE PLAN

This document has been prepared by Ares Landscape Architects to define the long term management and maintenance requirements for the hard landscape and planting areas associated with Mountbatten House.

CONTENTS

1.0 Introduction

2.0 Planting Character Typologies

3.0 Schedule of Maintenance Operations - Planting

4.0 Schedule of Maintenance Operations - Hard Landscaping

5.0 Health and Safety

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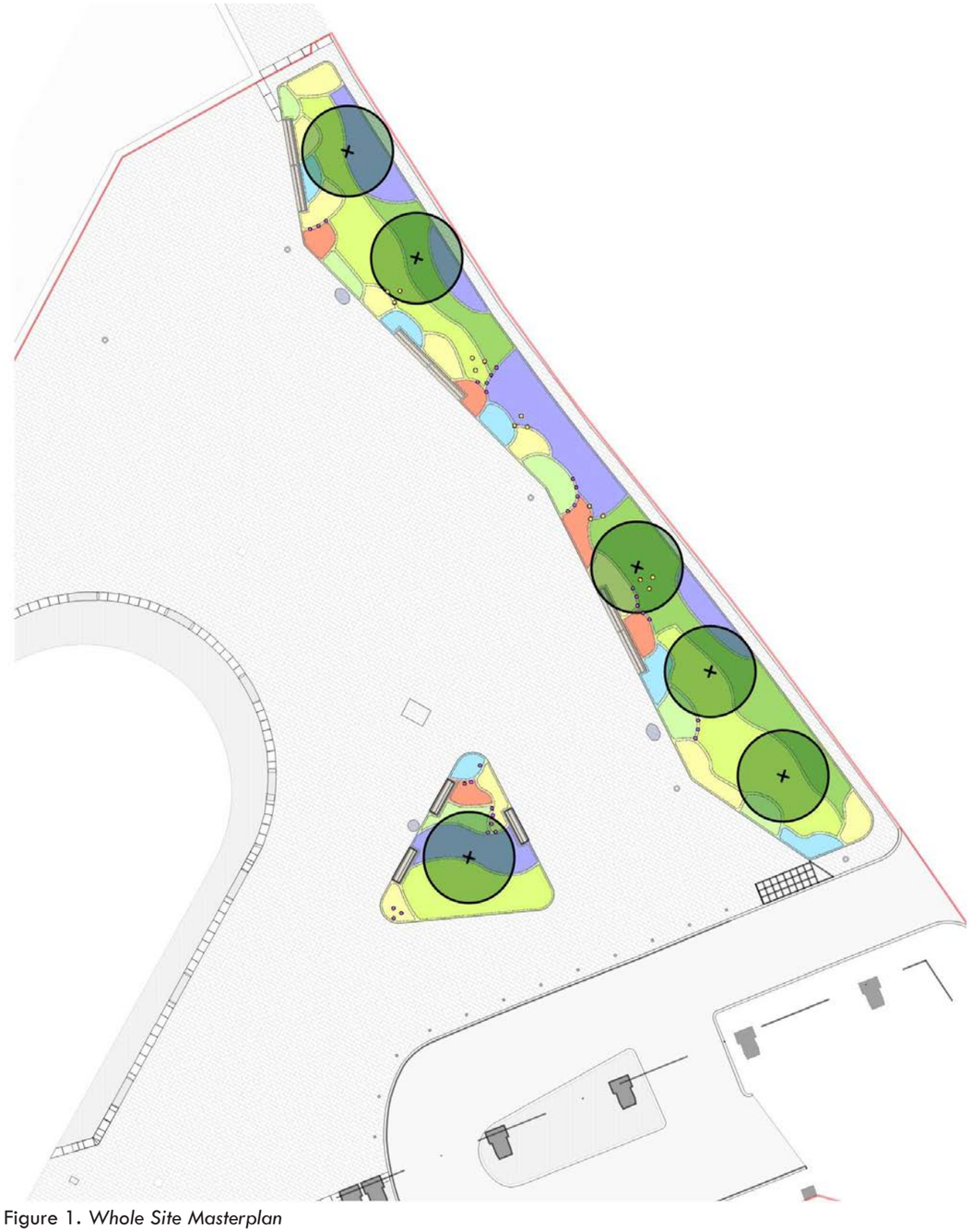


Figure 1. *Whole Site Masterplan*

1.1 INTRODUCTION

This document has been produced to accompany the development proposals for Mountbatten House. The purpose of this document is to guide the maintenance and management of the newly installed soft landscape works which will be delivered as part of the construction of Mountbatten house.

The intention is two fold - to aid the efficient and effective management of the site for the first 5 years following practical completion, and secondly, to provide a basic framework and standard for maintenance beyond the first 5 years. To achieve this, the document sets out long term management aims and objectives as well as specific proposals for maintenance operations.

1.2 LONG TERM DESIGN OBJECTIVES

- Successful establishment of all planting.
- Provide a safe and secure external space,
- Provide an easily maintained and managed landscape

1.3 SITE AREA

This document sets out the long term maintenance objectives for the planting on site, as shown in Figure 1.

This Maintenance Plan should be read in conjunction with the following drawings:

- 834-ALA-ZZ-ZZ-D-L-0001-Detailed Planting Plan_ Ground Floor
- 834-ALA-ZZ-ZZ-D-L-0003-Soft Details
- 834-ALA-ZZ-ZZ-D-L-0004-Tree Pit Details

1.4 MANAGEMENT RESPONSIBILITIES

It is understood that the installing contractor will be responsible for the management and maintenance of the landscape during the defects liability period (12 months) in line with the operations set out in this document.

On completion of the rectification period, it is assumed that Mountbatten House will invite tenders for a landscape maintenance contract in line with the operations set out in this document.

Prior to any maintenance or management contracts being entered into, a detailed method statement must be submitted in accordance with Mountbatten House's own health and safety policy.

1.4 RESTRICTIONS

Peat and products containing peat are not permitted for use.
Chemical weedkillers prohibited in all areas unless covered by a separate Agronomists report.

Figure 2. *Planting Character Typologies*

2.1 PLANTING CHARACTER TYPOLOGIES

Shrub and Perennial Planting
Shrub and perennial planting comprises perennial, ornamental grass, evergreen and shrub species. These have been selected for their seasonal interest, year round structure and colour, as well as to thrive in the conditions. They will typically require a higher input of maintenance resource than other character types.

Specimen Architectural Grasse
Architectural grasses weaving through the planting beds provide an informal barrier between the courtyard, the pedestrian walkway and the road.

Bulb Planting
Bulbous underplanting has been proposed in planting beds to provide seasonal interest, particularly through the winter months.

Tree Planting
The proposed trees are an integral part of the landscape infrastructure and contribute to defining key spaces, framing views and way finding. Maintenance contractors will need to extend due care and diligence when cutting around trees to avoid damaging the trunk.

3.1 ALL PLANTING CHARACTER TYPES

	Item	Relevant area/type	Operation	Timing	Frequency	Notes
Maintenance [0-year 5 years] For first 12 months following practical completion these activities are undertaken by installing contractor	Fertilising	All soft landscape	Apply general purpose NPK fertiliser such as Growmore or similar to manufacturers recommendations	Spring + Autumn	Twice a year	
	Watering	All soft landscape	Water regularly particularly during first year of establishment	As necessary	As necessary	The requirement is to water to ensure establishment and continued thriving for the duration of defects liability period. Once established the plants should not need any water beyond natural precipitation apart from in unusually prolonged hot, dry conditions.
	Mulch coverings	All soft landscape areas, hedges, trees	Top up mulches [as required] to the depth specified in the NBS	As necessary	As necessary	Ensure minimum 50mm depth / 1000mm diameter mulch around each tree at all times
	Replacement planting / pruning	All soft landscape areas	All plant death of new landscape planting should be replaced as soon as practically possible. Ensure planting is clear from path edges, lighting, CCTV, fencing, gates, drainage channels etc.	As necessary	As necessary	If any planting areas or single plants (trees / herbaceous / shrubs etc.) fail within 5 Years since planting, then the plants must be replaced immediately.
	Compacted planting areas	All soft landscape area	Any areas of compaction should be cultivated as per the NBS specification, lift and replant plants as required.	As necessary	As necessary	
	Monitoring	All soft landscape	Monitoring planting for death, damage and disease	As necessary	Monthly	Planting is to be monitored and replaced or treated as necessary
	Litter removal	All soft landscape	Removing all litter and debris from all planting beds, turf area, tree pits and tree branches. Areas should be regularly inspected. Ensure the site is in a clean and tidy condition	As necessary	Fortnightly	

MAINTENANCE SCHEDULE ** N = As Necessary

Item	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec
Fertilisation				1					1			
Watering				N	N	N	N	N	N			
Mulch	N	N	N	N	N	N	N	N	N	N	N	N
Replacement	N	N	N	N	N	N	N	N	N	N	N	N
Compaction	N	N	N	N	N	N	N	N	N	N	N	N
Monitoring	1	1	1	1	1	1	1	1	1	1	1	1
Litter Removal	2	2	2	2	2	2	2	2	2	2	2	2

3.3 SHRUB AND HERBACEOUS PLANTING

Item	Relevant areas/type	Operation	Timing	Frequency	Notes
Pruning	Shrubs in planting beds	Thin, trim and shape each specimen appropriately to species, location, season, and stage of growth, leaving a well balanced natural appearance.	Autumn and spring	2 x per year	In accordance with good horticultural and arboricultural practice. (**Note:** For first 12 months following practical completion this is activity undertaken by installing contractor)
Herbaceous In general	Planting beds	Year three Lift, divide and replant	March/ April	1 x per 3 years	
Herbaceous		Varies subject to species type: trim seed heads and tidy, trim tattered leaves before flowers appear, Trim tattered leaves, cut to 75mm above the ground.	February/ March	1 x per year	Do not cut down in Autumn as it removes overwintering habitat and removes the potential for frost bleached stems and structural seed heads. (**Note:** For first 12 months following practical completion this is activity undertaken by installing contractor)
Watering		Water regularly for first 12 months after planting.	As necessary	As necessary	The requirement to water is to ensure establishment and contiued thriving for the duration of rectification period. Once established, watering needs should not exceed that gained naturally from precipitation, except during unusually prolonged hot or dry periods. (**Note:** For first 12 months following practical completion this is activity undertaken by installing contractor)
Mulching		Top up or renew mulch to a depth of at least 50mm immediately after herbaceous material is cut back	February/ March	1 x per year	(**Note:** For first 12 months following practical completion this is activity undertaken by installing contractor)
Weeding		Planting areas shall be kept free of grass and weed growth, and kept tidy by hand weeding		1 x per 3months	(**Note:** For first 12 months following practical completion this is activity undertaken by installing contractor)
Litter		The branches should be checked regularly for plastic bags, especially after strong winds, and removed.	As necessary	Weekly	

MAINTENANCE SCHEDULE ** N = As Necessary

Item	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec
Pruning			1						1			
Herbaceous General			1									
Herbaceous			1									
Watering	N	N	N	N	N	N	N	N	N	N	N	N
Mulching			1									
Weeding			1			1			1			1
Litter	N	N	N	N	N	N	N	N	N	N	N	N

3.6 ARCHITECTURAL GRASSES

Item	Relevant areas/type	Operation	Timing	Frequency	Notes
Cutting	All grasses	Cut back to around 10cm in a neat dome shape. Comb through to remove any dead material.	Spring	1 x per year	
Litter	All grasses	The grasses should be checked regularly for litter and removed.	As necessary	Weekly	

MAINTENANCE SCHEDULE ** N = As Necessary

Item	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec
Cutting			1									
Litter	4	4	4	4	4	4	4	4	4	4	4	4

3.2 BULB PLANTING

Item	Relevant areas/type	Operation	Timing	Frequency	Notes
Lifting and dividing	All Planting	Lift, divide and replant over large bulbs	As per species	1 x per 3 years	To start in year 3
Removal of dead foliage		Varies subject to species type: trim seed heads and tidy, trim tattered leaves before flowers appear Trim tattered leaves, cut to the ground etc. Note: Only cut back foliage once it has started to yellow to ensure that the bulb is replenished.	Autumn or Spring	1 x per year	

BULB PLANTING

Item	Relevant areas/type	Operation	Timing	Frequency	Notes
Lifting and dividing	All Planting	Lift, divide and replant over large bulbs	As per species	1 x per 3 years	To start in year 3
Removal of dead foliage		Varies subject to species type: trim seed heads and tidy, trim tattered leaves before flowers appear Trim tattered leaves, cut to the ground etc. **Note: Only cut back foliage once it has started to yellow to ensure that the bulb is replenished.**	Autumn or Spring	1 x per year	

3.4 TREE PLANTING

Item	Relevant areas/type	Operation	Timing	Frequency	Notes
Trees	All new trees	Year one inspection: -Cut back broken/diseased branches -Check for general health Years three to five inspection: -Cut back broken/diseased branches -Check for general health -Stakes to be replaced where necessary	August - February August - February	2 x per year 1 x per year As necessary	Removal of remaining stakes and shelters subject to monitoring at end of year 4
Watering	Newly planted trees	Water regularly for first 12 months after planting.		As necessary	All watering to be in accordance with BS 8545 'Trees: From Nursery to Independence in the Landscape – Recommendations', sections 11.3.1 to 11.2.7
Litter	All trees	The branches should be checked regularly for plastic bags, especially after strong winds, and removed.	As necessary	Monthly	
Replacement	All trees	Replace as necessary.	November - March	As necessary	
Weeding	Newly planted trees	A circle 1000mm radius from the base of each tree shall be kept free of grass and weed growth.		As necessary	Herbicide with glyphosate is strictly prohibited
Arboricultural report	All Trees	It is recommended that all site trees are inspected by a qualified Arboriculturalist, and a recommendation report obtained every 5 years, to identify any health problems and arboricultural work requirements.	August	Year 5+	
Mulch	All Trees in grass	Maintain 1500mm diameter circle of mulch around each tree	As required		Ensure no sprawling grass growth into mulch area and keep mulch topped up as required. Ensure minimum 75mm depth / 1500mm diameter mulch around each tree at all times

MAINTENANCE SCHEDULE ** N = As Necessary

Item	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec
Inspection			1					1				
Watering			N	N	N	N	N	N	N	N		
Tree Replacement	N	N	N								N	N
Litter	N	N	N	N	N	N	N	N	N	N	N	N
Weeding	N	N	N	N	N	N	N	N	N	N	N	N
Arboricultural Reporting									1			
Mulch	N	N	N	N	N	N	N	N	N	N	N	N

4.1 General items

Item	Relevant areas/type	Operation	Timing	Frequency	Notes
Litter collection	Bins and all surfaces	Empty the bins and remove litter from paved and planted areas.	All year round	Weekly	Ensuring all recyclable waste is put into recycling bins
Bin cleaning		Wash and clean bins.	All year round	Once per month	
Fly tipping	Whole area	Check the site for fly tipping and depending on size of items bag and remove or arrange for removal to skip	All year round	Weekly	Target must be removed within 36 hours
Leaf collection	Under trees and windblown in the area	Sweep up leaf fall	All year round	Weekly	Adjust frequency to reflect leaf fall at different times of year or in spells of windy or frosty weather.
Detritus removal	Paving	Sweep to remove all dust and debris	All year round	As required	
Weed removal	Between paving and around base of trees	Hand weed areas of weed growth	March - November	As required	Herbicide with glyphosate is strictly prohibited

MAINTENANCE SCHEDULE ** N = As Necessary

Item	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec
Litter collection	4	4	4	4	4	4	4	4	4	4	4	4
Bin cleaning	1	1	1	1	1	1	1	1	1	1	1	1
Fly tipping	4	4	4	4	4	4	4	4	4	4	4	4
Leaf collection	1	1	1	1	1	1	1	1	1	1	1	1
Detritus removal	N	N	N	N	N	N	N	N	N	N	N	N
Weed removal			N	N	N	N	N	N	N	N	N	

4.2 HARD SURFACES

Item	Relevant areas/type	Operation	Timing	Frequency	Notes
Initial Maintenance	Flexibly laid paving	'top up' sand joints	All year round	Weekly	Top up until joints become semi impervious and the build up of surface detritus sets seals.
Initial Maintenance	Flexibly laid paving	Brush by hand	All year round	Weekly	Until joints become semi impervious. Mechanical sweepers, and in particular sweepers with high suction forces, should not be used as there is a real risk of further loss of jointing sand.
Cleaning	Flexibly laid paving	Clean all paving by hand. Do not vacuum machine due to sand bedding of paving units	All year round	Monthly	If detritus reduces the intensity of the colour of the material then this can be re-established by scrubbing with a biodegradable mild detergent e.g. washing up liquid, and hot water. Run off cleansing solution to be prevented from entering planted areas.
Cleaning – continued.	All paving	Attend to spillages and other arisings efficiently, adopting current H&S procedures regarding warning signs etc. Any surface contamination caused by spilt liquids (Coca-Cola, tea, coffee) should be removed using a neutral biodegradable detergent and thoroughly rinsed afterwards.	As necessary	Check weekly	Run off cleansing solution to be prevented from entering planted areas.
De-icing	All areas of pedestrian and vehicle traffic	Application of rock salt and/or de-icing agents (e.g. urea, brine)	November - March	Check twice weekly	Run off rock salt to be prevented from entering planted areas. All salt to be stored off site
Moss, lichens and algae	All areas of pedestrian and vehicle traffic	Treat with a proprietary weed or moss killer used in accordance with the manufacturers' instructions.	March - September	Check quarterly	Apply during a spell of dry weather. The washes work best if any thick growths are scraped off first and the wash is well brushed in. Ensure product suitable for site specific conditions and will not result in staining. Run off cleansing solution to be prevented from entering planted areas.
Rust Stains			All year round	Check weekly	Run off cleansing solution to be prevented from entering planted areas.
Oil Stains	All areas of pedestrian and vehicle traffic	Remove immediately with an absorbent material e.g. paper towels, cloth or absorbing granules. Do not attempt to wipe the stain as this will drive the oil into the surface of the units and spread it over a wider area. If the stain persists then an emulsifying degreaser should be employed. Brush the cleaner onto the affected area, leave for a period of time according to the manufacturer's instructions and then wash the emulsified oil away with plenty of clean water. Alternatively the surface can be scrubbed with a biodegradable detergent and hot water taking care to ensure that the strength of the detergent is not detrimental to the appearance of the paving.	All year round	Check weekly	For persistent oil staining, steam cleaning may have to be considered. Run off cleansing solution to be prevented from entering planted areas.

4.2 HARD SURFACES continued

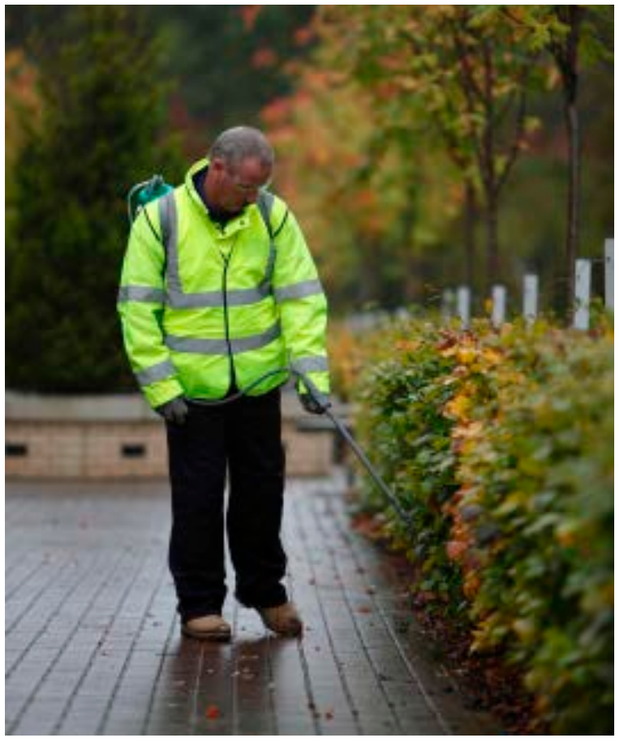
Item	Relevant areas/type	Operation	Timing	Frequency	Notes
Bitumen Stains	All paving	Allow fresh bitumen to cool down before removing it with a paint scraper or similar. If it is particularly resistant, the use of ice to make the bitumen brittle may be required prior to scraping it from the paving. Any residue should be removed with an abrasive powder and finally the whole area rinsed with clean water.	All year round	Check weekly	
Fouling	All paving	Use deodorisers and digesters to deal with fouling.	As necessary	Check weekly	
Fly posting	All surfaces	Check for and remove posting.	As necessary	Check weekly	
Chewing gum	All paving	Remove chewing gum from all public areas so that none is evident. Newly discarded gum can be scraped off by using a mechanical scraper but hardened to be removed by both freezing the gum and chiselling it from the surface of the paving or utilising a hot water/steam cleaner.	March - September	Six monthly	For specific advice on chewing gum removal it is recommended that specialist contract cleaning companies be contacted directly for further details
Graffiti & Paint stains	All surfaces	Check for and remove graffiti from around the site. Fresh wet paint should be soaked up with an absorbent material without wiping the paint, as this will spread the stain. It should then be treated with a suitable solvent such as white spirit and then the area washed with a degreasing agent taking care in the disposal of the run-off material. Dried paint should be scraped off as far as possible and then an appropriate paint remover applied.	As necessary	Check weekly	Paint manufacturers may often be able to give more detailed advice on the removal of paint and graffiti. Therefore they should be consulted directly for specific recommendations.
Obstruction	Drainage channels and paved areas	Check for obstructions and remove. Clean drainage channels	All year round	Check weekly, clean every 6 months	
Epoxy & Polyester Stains	All surfaces	Areas of solidified epoxy or polyester resin can be removed by carefully burning off the area with a blowtorch. Care must be taken not to inhale any fumes given off. If, after burning, a black stain remains, this can be removed by scrubbing with detergent and hot water. For larger areas grit blasting may have to be considered, however the effect of such treatment on the micro texture of the surface should be carefully considered. It is advised that a small area be tested before any large-scale operations are undertaken.	As necessary	Check weekly	
Smoke, Fire and Tobacco Stains	All paved areas	Scrub with a biodegradable detergent and hot water.	As necessary	Check weekly	If the stain is persistent, hose with compressed air/water.

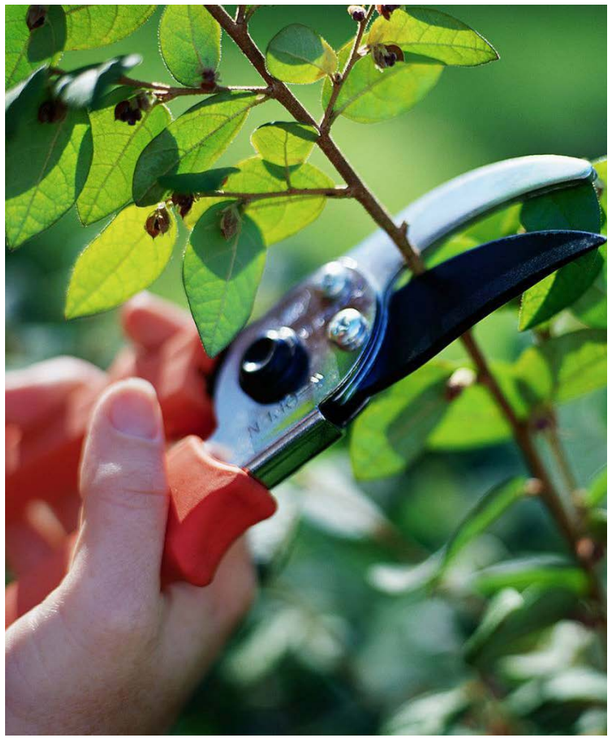
4.2 HARD SURFACES continued

Item	Relevant areas/type	Operation	Timing	Frequency	Notes
Beverage Stains	All paved areas	Removed by scrubbing the stain with detergent and hot water.	As necessary	Check weekly	If the stain is persistent, hose with compressed air/water.
Scuff Marks from Vehicle Tyres	All paved areas	Scrub area with detergent and hot water or steam clean.	As necessary	Check weekly	
Cement and Lime staining	All paved areas	Cement and lime deposits are generally insoluble and therefore require treatment by a suitable acid cleaner to fully remove them.	As necessary	Check monthly	Refer to H&S section of this document for guidance on the safe use of chemical treatments.
Damage	All paved areas	Inspected for any movement or deterioration and defects reported to the management	All year round	Monthly	

4.3 Street Furniture and Lighting

Item	Relevant areas/type	Operation	Timing	Frequency	Notes
Street furniture	Seating and Bollards	Check condition of and report any damage to the management.	All year round	Weekly	
Lighting	Columns	Clean if necessary to ensure optimum illumination. Replace bulbs as and when required	All year round	As necessary	Refer to H&S section of this document for methods of safe access and maintenance.
Cleaning	Timber items	Wash with soap or mild detergent and warm water followed by a clear water rinse. For stubborn stains apply a non-bleach cream (e.g. Cif*) with a paint brush and rub with a clean cloth or a soft plastic brush (car wash type) then rinse thoroughly with clean cold water.	All year round	As necessary	





4.1 HEALTH & SAFETY

Certain cleaning methods described involve the use of chemicals. Therefore it is important that any safety warnings issued by the chemical suppliers should be carefully read and strictly adhered to at all times. In general the following precautions should be taken:

• Prior to maintenance/cleaning being undertaken a site specific risk assessment is to be carried out.

• Prior to any chemicals being used a COSHH assessment is to be undertaken.

• When using chemicals, protective clothing such as gloves, goggles, boots and overalls should be worn.

• Adequate ventilation is required when using chemicals in confined spaces.

• When using flammable materials cigarettes, naked flames and other sources of ignition should be carefully controlled.

• When diluting acids, ALWAYS add acid to water and not water to acid.

• Any clothing that is contaminated with chemicals should be disposed of safely.

• When using any chemicals, care must be taken not to damage, contaminate or stain any adjoining materials, landscaping or finishes.

• Care must be taken to protect personnel operating in the area of the cleaning from any injury or hazard created by the cleaning. The appropriate First Aid must be available on-site.

Before undertaking any cleaning operation a trial should be carried out on a small, preferably inconspicuous area, to determine the effect of the chemicals before treating a large area.

9.2 SAFE ACCESS AND MAINTENANCE

• Prior to any maintenance activities on site all contractors must submit a detailed method statement to the school for approval.

• All method statements must be written in line with the School's own Health & Safety Policy.